



St. Albans Avenue, Ainley Top, HD3 3RX
Offers Over £210,000

E&H Holmes
ESTATE AGENTS

Tucked away on a cul-de-sac in Ainley Top Village is this newly renovated and extended, three bedroom house. The stylish interior has been designed with modern living in mind, offering open plan living/dining kitchen space ideal for family living or entertaining. Conveniently located for access to the M62 corridor and both Halifax and Huddersfield town centres this will make an ideal home for a professional couple or family.

The accommodation, in brief, comprises: Open plan living/dining kitchen and cloakroom to the ground floor. There are three bedrooms to the first floor along with the house bathroom. There is a gated lawn garden to the front with patio area and outbuilding to the rear.



Cloakroom

Wash hand basin. Low flush W.C. UPVC double glazed window to side elevation.

Lounge / Dining Room 25'8" into bay window x 15'2" max (7.844 into bay window x 4.631 max)

Open plan to kitchen. Understairs cupboard. Cupboard housing boiler. Two radiators. UPVC double glazed Bay window to front elevation.

Kitchen 7'2" x 11'10" (2.196 x 3.609)

Fitted kitchen with wall and base units. Composite one bowl sink. Electric oven. Electric hob. Cooker hood. Plumbing for washing machine. Composite door to side elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from lounge / dining room. Loft access.

Bedroom One 8'10" x 15'2" max (2.695 x 4.646 max)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 11'2" x 7'4" (3.412 x 2.252)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 7'4" x 7'7" (2.246 x 2.323)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

Front Garden

Gated lawn garden.

Rear Garden

Patio garden with outbuilding.

Council Tax Band

tbc

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:- ending.copies.keep

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.







